

Relocation to Bulgaria – Our Guide and Services

Services International helps persons and companies to implement their relocation plans to Bulgaria so that their project succeeds in the simplest possible way. We would like to highlight the aspects you should take into consideration regarding the matter of relocation to Bulgaria.

The most important bullet points you should take into consideration:

Feasibility Analysis – very important first step for persons having in mind to relocate!

You should work out the financial feasibility. Be able to compare efficiently the (your) costs today and (your) costs in Bulgaria.

Private Persons – collect information about the rules regarding the:

Authorities in today's country of residence: personal deregistration, taxes, deregistration vehicles: do you need to make deregistration or you could go without. What are the pros and cons?

Are you going to lose some advantages in your own country after deregistration and what will be the impact?

Authorities in Bulgaria: personal registration, vehicle registration, customs clearance.

Clarify if you must be registered in Bulgaria or you could enjoy the country without having any local issues with the authorities. Under which condition(s) you are allowed to stay in Bulgaria without applying for a residence permit?

Note: if you need an address registration, you must apply for a permit ID card at the local authority.



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Apartment, house, accommodation. To buy or to rent?

What should you pay attention to?

Make a careful analysis of your future housing needs. Afterwards start to search for a property, do visits and views.

Note that not all properties look exactly like they are described on the internet and not all pictures provided online correspond with the reality and the current condition of the property.

Also you might not be able to estimate the suitability of the exact location on internet. Therefore we recommend to visit and view the property in person.

If you do not have the chance to do it, we will be delighted to do it instead of yourself and will provide you with all the real information and pictures taken by us in person and will help you to decide if a given property might be the desired one or not.

When you find the right property for yourself, check carefully the status of the property, its documentation and the purchase / rent conditions.

In case of rental contract: inform yourself about the terms and conditions of the contract, its legit ability, time frames of the deal and its payment obligations.

Your right is to review the notary deed for the property in advance.

In case of buying a property: study and inform yourself about the property's status according to the real estate register in Bulgaria, the building permission, and former owners and most important – the notary deed.

In addition to a document on ownership of the property, the vendor must also provide you with a cadastral sketch, a Building Permit (if the building is under construction) and / or the official and legitimate habitability certificate (if the building is put into operation).

Very important is to see and proof the notary deed for the property and / or the land in advance and before you take any further steps towards buying.

Your right is to require and to receive a lack of charges certificate on the property, as well as all the information about the current status.

You should know that after the purchase you have to pay a real property transfer

tax. In additional calculation to the purchasing price you should add also the notary fee for the deal and a mutual commission fee, required by the real estate agency. If you buy a property directly from the seller, without having an agency or broker in between, you have to add only the notary fee and the real property transfer tax to your own purchase calculation.

After you receive your notary deed in your name and you officially own the property, you have to register yourself at the local tax authority.

A good idea is to visit the Cadaster and to change the records there in your name as the new owner. The Cadaster will provide you with the new cadastral sketch of the property with you as the new owner. If you decide to sell your property at some point of time, you must have such cadaster sketch in your name.

Services International can support you with each important milestone of:

- *finding the right property* – a tailor made search based on your needs and requirements, visiting and viewing of the property
- *assistance with purchase*
- *assistance with rental issues and contracts*

Utilities – how to deal with

After having a place to live in, you will take care about the different utilities – electricity, water supply, TV, heating, internet, mobile phone, land line phone, etc.

In case you rent a property: The landlord should have all the contracts of utilities over his / her name. The landlord must provide you with the needed information like client account numbers, name of the utility provider, payment deadlines, etc. So you can be able to pay the bills correctly.

In case of purchase property: You will have to overwrite all the signed utility contracts to your name as the new owner. The seller has to provide you with all signed contracts for utilities, client numbers and providers. You should inform each provider that you are the new owner and in some cases you should resign the contracts in your name and you will have the possibility to add or change some kind

of services or packages.

Only for your own mobile phone you should visit a chosen telecomm operator and make a service contract on your personal choice.

Services International can support you in all these matters and everything will run smoothly!

Bank, Payment transactions

There are a few banks who will allow you to open a bank account without having a local residence ID card.

The most of the banks in Bulgaria will require a local residence permit of yourself for opening a bank account.

We support you in selecting a bank and opening a local account.

We will show you how to pay bills locally and online via online payment platforms, operating in Bulgaria for all utility providers.

Insurance

There are some obligations on insurances in Bulgaria. If you hold a residence permit ID card you should be registered at the National Health Insurance Institute. Additionally you can also have a private health insurance police.

We provide **contacts** and help with the choice **of medical physicians and dentists**.

If you own a vehicle in Bulgaria, it should be obligatory insured.

In addition you can have a household insurance and choose between different property insurance risks to be covered.

If you are self-employed you have to take care of your social securities at the National Revenue Agency, as well at the National Social Security Institute and to have your administrative records there.

Our company can provide the best and cost effective insurance solutions and will help you with the registrations.

Artisans

Based on your needs and activities you might need some handyman support? Also if you own a property but you do not live in there the whole year, it is a good idea to have somebody who takes care and has an eye on your property while you are away.

We can assist you with the **selection of local craftsmen**: carpenters, electricians, gardeners etc.

For your own comfort we can take care about organizing the cleaning of your home or babysitting your beloved kinds.

Our company provides property maintenance services.

How wonderful will it be to return to your place in Bulgaria and everything is fresh cleaned up, the garden looks fantastic, the pool is opened and cleaned, **everything is just fine and welcoming you home!**

You deserve to enjoy your comfort without any additional efforts!

We know that there are many other issues that might be taken care of – like **organizing the relocation, transport, moving your household, buying new furniture, performing renovations, fixing the roof, or changing the floor, replacing stuff...**

We can assist you with the planning of the personal move and selection of removal companies.

Your renovation or repairing needs will be handled professional.

Dedicated Expert Services

In your live in Bulgaria you might have also other specific needs – like **a lawyer, notary, translation, all this kind of experts.**

If you would like **to register a business entity in Bulgaria**, we will guide you through



the entire procedure.

Company founding, legal address, tax registration and optimization, accounting services, searching for office space or warehouse, industrial land spots for investment, logistics, market entry strategy and furthermore services belong to our expertise.

We can provide you with trusted and reliable experts to serve your particular needs.

Our professional tax advisor will propose you the most effective tax solutions, completely adapted to your current situation and status.

Would you like to learn Bulgarian?

Call us to provide you a teacher!

Looking to make some new local contacts?

We will suggest you how to connect locally or with like-minded people to make your social activities more interesting and joyful.

We give you tips and tricks to help you feel at ease in Bulgaria and to get through life in the new place!

We will be delighted to welcome you in Bulgaria!

Count on us if you are looking for an onboarding expert!

We are looking forward to get in touch!

Meet the country – Enjoy Bulgaria!

See below how to get in touch with us!



Services International

You are more than welcome to join our Facebook Group:
Foreigners in Bulgaria - relocation and all round services

Contact us

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